

168.0

0008

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
805,700 / 805,700
805,700 / 805,700
805,700 / 805,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		CHARLTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KIM DAVID DAEHO	
Owner 2: ZYUNG HANNAH	
Owner 3:	
Street 1: 163 CHARLTON ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: KIM DAVID DAEHO -	
Owner 2: ZYUNG HANNAH -	
Street 1: 163 CHARLTON STREET	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1833 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Land Section:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7395	Sq. Ft.	Site	0	70.	0.87	7									449,294						449,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7395.000	355,600	800	449,300	805,700		111701
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18



USER DEFINED

Prior Id # 1:	111701
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:02:28
LAST REV	
Date	Time
09/07/18	11:08:55
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 168.0-0008-0011.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,600	800	7,395.	449,300	805,700		Year end	12/23/2021
2021	101	FV	344,800	800	7,395.	449,300	794,900		Year End Roll	12/10/2020
2020	101	FV	344,900	800	7,395.	449,300	795,000	795,000	Year End Roll	12/18/2019
2019	101	FV	285,000	800	7,395.	449,300	735,100	735,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	7,395.	378,700	648,100	648,100	Year End Roll	12/20/2017
2017	101	FV	269,400	0	7,395.	346,600	616,000	616,000	Year End Roll	1/3/2017
2016	101	FV	269,400	0	7,395.	295,300	564,700	564,700	Year End	1/4/2016
2015	101	FV	249,400	0	7,395.	256,700	506,100	506,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBARICS EVA,	1510-83		6/27/2017		790,000	No	No		Filed both ways - bk 69507 pg513.
BARBARICS EVA,	1435-106	Convenience	6/5/2013		1	No	No		
BARBARICS EVA/D	60444-425	Family	11/8/2012		90,000	No	No		
FREEDMAN RICHAR	1238-170		6/28/2001		359,000	No	No		
	14869-538		1/1/1983		88,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/22/2009	616	Redo Kit	37,660					& BUILD NEW BATH	8/25/2018	Inspected	HS	Hanne S
									8/2/2018	MEAS&NOTICE	BS	Barbara S
									3/10/2009	Inspected	189	PATRIOT
									12/18/2008	Measured	189	PATRIOT
									4/24/2000	Inspected	276	PATRIOT
									12/20/1999	Measured	264	PATRIOT
									12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																
Type:	5 - Cape			Full Bath:	2	Rating:	Very Good	A Bath:																																				
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																																							
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating: Very Good																																					
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																																							
Frame:	1 - Wood			1/2 Bath:	Rating:																																							
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																																							
Sec Wall:				OthrFix:	Rating:																																							
Roof Struct:	1 - Gable																																											
Roof Cover:	1 - Asphalt Shgl			OTHER FEATURES				1st Res Grid	Desc: Line 1			# Units	1																															
Color:	GREEN			Kits:	1	Rating: Very Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																							
View / Desir:				A Kits:	Rating:			Other																																				
GENERAL INFORMATION				Fpl:	1	Rating: Good			Upper																																			
Grade:	C - Average			WSFlue:	Rating:			Lvl 2																																				
Year Blt:	1947	Eff Yr Blt:		CONDOS INFORMATION				Lvl 1																																				
Alt LUC:				Total Units:				Lower																																				
Jurisdct:	G11	Fact:	.	Location:				Totals	RMs:	6	BRs:	3	Baths:	2	HB																													
Const Mod:				Floor:				REMODELING				RES BREAKDOWN																																
Lump Sum Adj:				% Own:				Exterior:	No Unit	RMS	BRS	FL																																
INTERIOR INFORMATION				Name:				Interior:	1	6	3																																	
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %	Additions:																																					
Prim Int Wal	2	- Plaster	Functional:				Kitchen:																																					
Sec Int Wall:				Economic:				Baths:																																				
Partition:	T	- Typical	Special:				Plumbing:																																					
Prim Floors:	3	- Hardwood	Override:				Electric:																																					
Sec Floors:				Total:	4.6 %	Heating:																																						
Bsmnt Flr:	12	- Concrete	General:				Totals				1	6	3																															
Subfloor:				CALC SUMMARY																																								
Bsmnt Gar:				Basic \$ / SQ:	110.00	COMPARABLE SALES																																						
Electric:	3	- Typical	Size Adj.:	1.35000002	Rate			Parcel ID	Typ	Date	Sale Price																																	
Insulation:	2	- Typical	Const Adj.:	0.98990101																																								
Int vs Ext:	S				Adj \$ / SQ:	147.000																																						
Heat Fuel:	2	- Gas	Other Features:	116250																																								
Heat Type:	3	- Forced H/W	Grade Factor:	1.00																																								
# Heat Sys:	1				NBHD Inf:	1.00000000																																						
% Heated:	100	% AC:		NBHD Mod:																																								
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00																																							
% Com Wal				Adj Total:	372700																																							
				Depreciation:	17144																																							
				Depreciated Total:	355556																																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																								
SPEC FEATURES/YARD ITEMS																PARCEL ID 168.0-0008-0011.0																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																											
19	Patio	D	Y		1 15X17	A	AV	2000	3.72	T	15.2	101			800		800																											
More: N				Total Yard Items:				800	Total Special Features:								Total:	800																										